

Diggs Town Community Renovation

DRAFT



HOME FORWARD
HOUSING CHOICE *for* FAMILIES

May 2, 2017

Family Communities Context

Name	Year Built	# of Units	Current Objective
Tidewater	1955	618	Redevelopment
Calvert	1957	310	Redevelopment
Young	1953	746	Redevelopment
Diggs	1952	422/322	Community Renovation
Grandy	1953	355	Renovation/New Construction
Oakleaf	1942	257	Renovation/Rebuild in Place

Diggs Town



- Originally Built in 1952
- Currently 422 units
- Property is on 27 acres
- Near 100% occupancy, 35 to 45 move outs annually
- Last major renovation -early 1990's
- Community needs full renovation to remain viable

Diggs Town Community Renovation

- Diggs Town Phase I (2017-2019)
 - Convert to Project Base Assistance and renovate 222 units
 - Installation of central HVAC
 - New kitchen cabinets and appliances
 - Bathroom improvements
 - Upgraded electrical
 - New roofs
 - 4% Low Income Housing Tax Credits and Bond Financing
- Diggs Town Selected Demolition (2017-2020)
 - Submit Application 91 Units
 - Approval - Estimate October 2017
 - Relocation - Phased throughout project/Use as temporary units
- Diggs Town Phase II (2018-2020)
 - Convert to Project Base Assistance and renovate 100 Units
 - 9% competitive LIHTC Application for Phase II-March 2018





Renovation Phases

- Phase I - 222 Units
- Phase II - 100 Units
- Demolition - 91 Units

Demolition and Disposition



Demolition- 91 Units
Open Space
Reduce Density



HOME FORWARD
HOUSING CHOICE *for* FAMILIES

Relocation

- **Once Demolition approvals are finalized residents will be offered choices for relocation**
- **Residents will be offered a choice to**
 - 1) Temporarily relocate to a vacant unit in Diggs Town, or**
 - 2) Relocate permanently using a Housing Choice Voucher, or**
 - 3) Move to another public housing community**
- **The Authority will be responsible for all relocation expenses**
- **All lease-compliant residents will be offered ability to stay in the Diggs Town community**



Public Meetings

- Meetings with Residents
 - June 2015
 - January 2016
 - June 2016
 - October 2016
 - March 2017
- Meetings with the Resident Advisory Board
 - November 2015
 - January 2017
- Presentations to the NRHA Board of Commissioners
 - October 2015
 - December 2015
 - February 2016
 - May 2016
 - October 2016
 - February 2017
 - March 2017
- Identified within NRHA 2016-17 Annual Plan



Next Steps

- City Support Letter
- Submit Demolition Application
- HUD Approval
- Begin Renovation and Relocation
- All work Complete Phase I and II

May 2017

May 2017

October 2017

November 2017

December 2020

